Density Bonus Application

CITY OF COVINA
125 East College Street, Covina, CA 91723-2199
PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT
www.covinaca.gov (626) 384-5450

All projects that utilize the State's density bonus law are required to fill out this supplemental form and submit it along with the project application. Applications for density bonus projects will not be accepted without submittal of this form.

Project Address: _____ **APN:** _____

Project Description:

_____

Site Area: _____ **Base Density[1]:** _____

Is this a 100% affordable unit project?	☐ Yes ☐ No	
Is this a senior living project?	☐ Yes ☐ No	
Is this a student housing project?	☐ Yes ☐ No	

If requesting a Density Bonus for the following project types, please check the appropriate box and provide the following information:

☐	Land Donation	Address and APN of land to be dedicated:
		Attach proof of site control and evidence of meeting conditions for a land transfer density bonus as specified in Government Code §65915(g)
☐	Childcare Facility	Address and APN of childcare facility:
		Square footage of facility:
		Attach evidence of meeting conditions for a childcare facility density bonus or Incentive as specified in Government Code §65915(h)

Has a Replacement Unit Determination form been completed and attached to this application?
☐ Yes   ☐ No   ☐ N/A (e.g., no existing units)

Density Bonus Calculation(s)

Standard Density Bonus Calculation *Government Code §65915(b)(1)*			
	Very Low Income	**Low Income**	**Moderate Income**
Number of Units			
Affordable Unit Percentage[2]			

Select the income category utilized to determine the requested density bonus: Choose an item.

Standard Density Bonus Percentage[3]: _____   Density Bonus Units: _____

Stacked Density Bonus Calculation[4] | *Government Code §65915(v)*		
	Very Low Income	**Moderate Income**
Number of Units		
Affordable Unit Percentage[2]		

Select the income category utilized to determine the requested density bonus: Choose an item.

Additional Density Bonus Percentage[5]: _____   Additional Density Bonus Units: _____

Number of Units Proposed in Project[6]: _____

Incentives/Concessions and Waivers

Number of incentives/concessions permitted[7]: _____

Number of incentives/concessions requested: _____

Describe the requested incentive(s)/concession(s). Specify the site development standard, zoning code requirement, architectural design requirement, or other City requirement from which the project seeks to deviate (including specific MBMC sections and/or other City requirement from which the project seeks to deviate as an incentive/concession). Pursuant to Government Code §65915(a)(3)(D)(i)(III), provide adequate information for the City to make a determination as to whether the requested deviation will result in identifiable and actual cost reductions to provide for affordable housing costs or affordable rents for the affordable units that make the project eligible for a density bonus. (Attach additional pages if necessary)

Are any waivers requested? ☐ Yes ☐ No

If yes, number of waivers requested[8]: _____

If waivers are requested, please use Attachment A (Supplemental Table for Waiver Requests) to provide information related to the development standard waiver(s) requested. Specify the development standard from which the project seeks to deviate, identify the specific Manhattan Beach Municipal Code section establishing the development standard, and provide quantitative information regarding the proposed deviation (if applicable). Pursuant to Government Code §65915(a)(3)(D)(i)(III), provide adequate information for the City to make a determination as to whether the application of the development standard would physically preclude a project at the density allowed pursuant to Government Code Section 65915(b) or with the concessions or incentives both requested and required to be granted by state law.

Parking Ratio

For the purposes of calculating parking, please provide the following information:

Type of Unit	Number of Units
Studio	
1 Bedroom	
2-3 Bedrooms	
4+ Bedrooms	
Total Units	

Number of parking spaces provided: _____

Is the project site located within ½ mile of a major transit stop, as defined by Public Resources Code §§21064.3 or 21155? ☐ Yes ☐ No

If yes, provide the type and location of the major transit stop (if utilizing the intersection of two bus routes, please note the intersection streets, the specific bus routes, the peak hour frequency of each route, and attach the associate schedules from the respective transit agency(ies)):

_____

_____

_____

If no, is the project requesting a parking reduction pursuant to Government Code §65915(p)(1) for onsite vehicular parking ratios? ☐ Yes ☐ No

If a reduced onsite parking ratio pursuant to Government Code §65915(p)(2) or (p)(3) is requested, please select the appropriate development type being proposed:

☐	Housing development within ½ mile of unobstructed access to a major transit stop with at least either a) 20% low income units; or b) 11% very low income units → No more than 0.5 spaces per unit required
☐	Housing development within ½ mile of unobstructed access to a major transit stop with 40% moderate income units → No more than 0.5 spaces per bedroom required

☐	100% of the units affordable to lower income households located within ½ mile of unobstructed access to a major transit stop → O spaces per unit required
☐	Rental senior (≥ age 55) housing: 100% affordable to lower income households, with either a paratransit service or within ½ half mile of unobstructed access to fixed bus route operating ≥ 8 times per day → O spaces per unit required
☐	Special needs housing: 100% affordable to lower income households, with either a paratransit service or within ½ half mile of unobstructed access to fixed bus route operating ≥ 8 times per day → O spaces per unit required
☐	Supportive housing: 100% affordable to lower income households →O spaces per unit required

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[1] Base Density is the total number of units excluding units added by a density bonus award. All calculations for these purposes shall be rounded upwards.

[2] To calculate affordable unit percentage for each income category, divide the number of affordable units for that income category by the base density. Please note that a project must include **at least** the percentage of units noted in state law in order to be eligible. Calculations for these purposes shall not be rounded upwards.

[3] Refer to Government Code Section 65915(f).

[4] To be eligible for an additional density bonus (i.e., "stacked" density bonus), the project must first meet the requirements outlined for the standard density bonus calculation.

[5] Refer to Government Code Section 65915(v)(2).

[6] This number is the sum of the base density, standard density bonus units, and, if utilizing, stacked density bonus units.

[7] Refer to Government Code Section 65915(d)(2).

[8] Refer to Government Code Section 65915(e).

Property Owner's Affidavit

I certify and declare under penalty of perjury under the laws of the State of California that the answers furnished above, and in any attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required by the City to complete its review of my application. Furthermore, I understand and agree that an applicant seeking benefits under density bonus law shall enter into a density bonus regulatory agreement with the City, which shall be recorded as a restriction on any parcels on which the affordable units or density bonus units will be constructed. The agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The agreement shall run with the land and bind all future owners and successors in interest.

_____   _____   _____
Applicant Signature   Print Name   Date

_____   _____   _____
Property Owner Signature   Print Name   Date

Attachment A. Supplemental Table for Waiver Request(s)

Waiver Request(s)			
Applicable Development Standard	Manhattan Beach Municipal Code Reference	Requested Deviation (Quantify if Applicable)	Explanation of Physical Preclusion